

NARRATIVE INFORMATION SHEET

R04-19-A-069

1. Applicant Identification: City of Cayce, South Carolina
1800 12th Street
Cayce, SC 29033

2. Funding Requested:

- a. **Assessment Grant Type:** Community-wide
- b. **Federal Funds Requested:** \$300,000
- c. **Contamination:** \$200,000 for Hazardous Substances; \$100,000 for petroleum

3. Location:

- a. City of Cayce
- b. County of Lexington
- c. South Carolina

4. Property Information for Site-Specific Proposals: N/A

5. Contacts:

Project Director:

Ms. Rachelle Moody
Assistant to the City Manager
City of Cayce
Mailing Address:
P.O. Box 2004
Cayce, SC 29171
Physical Address:
1800 12th Street
Cayce, SC 29033
Phone: (803) 550-9506
Email: rmooddy@caycesc.gov

Highest Ranking Elected Official

Ms. Elise Partin
Mayor
City of Cayce
Mailing Address:
P.O. Box 2004
Cayce, SC 29171
Physical Address:
1800 12th Street
Cayce, SC 29033
Phone: (803) 796-9020
Email: elisepartin@gmail.com

6. Population: 14,233

7. Other Factors Checklist: None of the other factors are applicable to our community/proposed project.

8. Letter from State Environmental Authority: Please see attached.



January 24, 2019

Barbara Alfano
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-wide Assessment Grant
City of Cayce, South Carolina

Dear Ms. Alfano:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Cayce's application for a community-wide Brownfields Assessment Grant to help the City identify properties for cleanup and redevelopment to benefit the community.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Henry Porter'.

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz Basil, BHES
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Located in central South Carolina along the west bank of the Congaree River lies the City of Cayce, a small town with a rich history. Cayce is located in Lexington County and considered a suburban city in the Columbia Metropolitan Statistical Area. Cayce was originally settled by Swiss-German immigrants in 1733 via free land grants (50 years before founding of the neighboring state capitol, Columbia). In the 1730s, Cayce was the most important inland commercial town east of the Mississippi due to Congaree River boat traffic. The modern City of Cayce was born out of the industrial revolution and the railroads in the early 19th century. By 1941, Cayce was primarily a railroad town, and Frink Street (one of the main streets) had become an industrial corridor that ran parallel to the main rail line. Numerous industries were located along the Frink Street Industrial Corridor due to the proximity of the rail line and the Congaree River. A lumberyard, quarry, brick maker, and chemical fertilizer plant once all operated here; it was the primary place of employment for hundreds of Cayce residents. At the same time that Cayce was flourishing as an industrial corridor (1941), a small aviation landing area was established west of Cayce, which eventually grew into the Columbia Metropolitan Airport. Due to the location of the airport west of Cayce and the state capitol to Columbia to the east, Cayce became a “drive thru” city – with most travel *through* the City rather than *to* the City as a destination. The main thoroughfare connecting the City of Columbia to the airport is Knox Abbott Drive in Cayce, one mile north of Frink Street. Knox Abbott was once a dense commercial corridor but it has aged over time. As a “drive thru” city, the historic city center between Knox Abbott Drive and Frink Street suffered, businesses closed and residents moved away.

Due to the numerous former industrial businesses, the City of Cayce has multiple brownfield sites in need of assessment in the historic city center. The target area for Cayce’s brownfields grant project is bounded by Knox Abbott Dive on the north, the Congaree River to the east, Frink Street/railroad tracks on the south, and 12th street to the west. This historic city center has an area of one square mile and is represented by census tract 0202.01. The historic city center area is comprised of industrial facilities, light commercial, and residential properties. The area has over 1,200 houses and apartments, including a senior living facility. The residential area is known as the Avenues Neighborhood. Homes and infrastructure date to the early 1900s. There is a commercial street that bisects the target area and connects Knox Abbott and Frink, called State Street. State Street is considered Cayce’s historic downtown or “Main Street.” State Street has always been primarily commercial; however many businesses have moved out, leaving buildings in disrepair and storefronts empty. Similarly for residential properties in the area, as the suburbs west of Cayce have grown over the past few decades, working class families have fled to more affluent suburbs.

The City of Cayce is 16 square miles and has a population of 14,233. Almost 3,000 residents live in the brownfield target area. Close to 75% of Cayce’s residents make their homes within a two-mile radius of the brownfields target area. The target area is a neighborhood with great diversity in economic status and opportunity. The neighborhood is designated as census tract 20202.01, and includes three block groups. Combined, the three block groups (BG) are 52.5% low-to-moderate income (LMI); however, BG 1 is 64.6% LMI, BG 2 is 35.5% LMI, and BG 3 is 57.3% LMI. The two block groups with 50%+ LMI are in direct proximity to State Street, Frink Street and each of the brownfield locations in the target area. There is a direct correlation to location of brownfield and lower neighboring resident income. Residents of the area range from homeowners to transient,

short-term renters. There are distinct portions of the target area where more established residents live. There are also distinct portions of the area where low income, minority individuals live. There is not a cohesive feel to the neighborhood, and residents are sometimes at odds due to the wide range of economic classes.

Demographics	Target Area Census Tract 0202.01	City of Cayce	Lexington County	South Carolina	United States
Population	2,971	14,233	286,196	4,961,119	326,162,080
% <i>Minority (Alone)</i>	17.7	32	19.6	33.8	22.9
% <i>African-American (Alone)</i>	11	25.1	15.3	27.9	13.3
% <i>Hispanic(Alone)</i>	8	4.3	5.8	5.1	17.6
Median Household Income	\$49,479	\$43,452	\$53,857	\$45,483	\$53,889
% Individuals Below Poverty Level	33.1	23.3	13.8	17.9	13.5
Median Home Value	\$81,500	\$116,000	\$140,500	\$139,900	\$178,600
% Rental Homes	50.4	40.2	26.4	30.7	36.1

Source: www.census.gov

1.a.ii. Description of the Priority Brownfield Sites: Cayce has multiple brownfield sites in need of assessment within the target area of the historic city center. These sites are ever present reminders of the decline in Cayce’s historic city center. The following are the prioritized brownfield sites:

- **Primary Site: Metal foundry:** Located on Frink Street during its operations, the former metal foundry created manhole covers for all of South Carolina’s roads. This long-since closed metal fabricator has left a parcel with a 10,000 square-foot vacant structure with a legacy of environmental concerns. There are real and perceived negative environmental impacts from the foundry, which is near a daycare, apartment complex and various single family dwellings.
- **Former Cayce Grammar School:** Partially demolished in 2018, the remnants of the school, its asbestos and debris from prior fires, the former Cayce Grammar School has long been a brownfield in the City of Cayce.
- **Gas and car service stations:** Throughout the target area, there are multiple empty, abandoned sites that used to operate gas stations and car service stations. Locations of such properties are 1800 Poplar Street, 2015 State Street and 927 Holland Street. These locations have residential properties in the immediate vicinity. There are real and perceived negative environmental impacts from the former gas/service stations, particularly the underground tanks.
- **Junk storage lots:** There are multiple empty lots throughout the target area used for junk storage. Two other sites on Holland contain junk car storage. The locations on Holland are located across the street from an apartment complex and single family residences. There are perceived negative environmental impacts to soil and groundwater due to these junk storage areas.

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: Ultimately, the goal is to fully revitalize the historic city center to the point where it is known as a desirable place to live, work and play. The City hopes to do this through redevelopment of brownfield sites which will expand affordable housing options, attract new businesses, create jobs and enhance the area’s livability. Revitalization of the target area has been a goal of the City’s for close to 10 years. Back in 2009, the City of Cayce partnered with the Clemson University Institute for Economic and Community Development Planning to conduct a charrette with community residents and local business proprietors. What was identified was a desire to recreate a cohesive city center –

something Cayce has not had in decades. Rather than be a “drive thru” city, community leaders have been slowly working towards transforming the historic city center into a destination location. As part of the cleanup and redevelopment planning process, the City will host a follow up charrette to create an updated development plan for the historic city center area and tailor the plan based on resident input. The City envisions redeveloping the brownfield sites as:

- The multiple brownfield sites along Frink Street are envisioned for commercial and light-industrial development. A local coalition of artists called the Cayce Artists Guild (CAG) is also interested in designating Frink Street as an arts district. The empty buildings are suitable structures for art studios and galleries.
- The multiple brownfield sites along State Street are envisioned as retail storefronts and restaurants. The City regularly meets with State Street property owners to discuss their current issues and needs and plans for property improvements. The property owners are supportive of expanding retail and restaurant options in the area.
- Other identified sites along the side streets (Holland, Poplar and Foreman) will be redeveloped into properties and/or open space as suggested by residents through the community input process.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: By redeveloping the historic city center into uses that are more compatible with the neighborhood (mixed use commercial/residential spaces that match the population’s needs), the whole City will in turn flourish. The environmental assessment of Cayce’s brownfield sites will help to eliminate environmental uncertainty, which will increase the marketability of commercial properties within the target area. The City will experience a direct benefit to brownfield site assessment, remediation and commercial redevelopment, including increased commercial property tax revenue, increased revenues from utility usage, permit fees and business license fees. If the business is a restaurant or offers prepared foods, the City will also receive increased collections of hospitality tax revenue. An example of the financial return on investment the City can expect from new commercial opportunities moving into the historic city center can be seen in the 2016 opening of a Wal-Mart Neighborhood Market and Schlotzky’s/Cinnabon restaurant in another part of the City. In the first year of operation, Walmart produced \$12 million in sales and Schlotzky’s/Cinnabon an estimated \$825,000. Cayce has the potential to capture up to \$528 million of consumer spending that is currently lost to outlying communities on an annual basis. Capturing just one eighth of one percent (.125%) of this leakage would result in over \$660,000 additional economic benefit. Commercial opportunities such as restaurants and retail would greatly boost the historic city center’s economic profile and local employment opportunities. Furthermore, as brownfields are removed in Cayce, housing can be developed and home ownership is increased. This will help reduce the large transient and short-term rental population, boosting the neighborhood’s profile and creating a more cohesive feel. Property values across the target area are expected to increase between 2 and 3 percent after brownfields are addressed. Increasing property values translates into increased property tax revenue for the City. The redevelopment of the brownfields along Frink Street, for example, could restore slightly more than approximately \$1.7 million annually to the City in lost property tax revenue and potentially create 130+ jobs. Supporting these revenue streams are vital to the long-term economic strength and sustainability of the City of Cayce; the city’s budget is largely dependent upon these revenue sources. For example, 34% of the City’s revenues come from business license and permit fees, and 30% from property taxes.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The City is able to obtain additional funding as necessary to complete brownfields redevelopment projects from various sources, such as the SC DHEC's Brownfields Cleanup Revolving Loan Fund (BCRLF), the EPA Cleanup Grant Program, United States Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), and the state's Clean Water Revolving Loan fund. Funding from Lexington County will be pursued for demolition of blighted property. FEMA Hazard Mitigation Grant Program, Lexington County "C" Funds, and SCDOT funding will be pursued for redevelopment of street infrastructure and sidewalks in the target area. Private funding from the Central Carolina Community Foundation will be pursued for community beautification as well. The City will encourage potential purchasers of the revitalized properties to utilize liability protections and tax credits established through the South Carolina Brownfields/Voluntary Cleanup Program. This program allows non-responsible parties who have entered into the voluntary cleanup program to leverage various financial incentives, including state corporate income tax credit for expenses incurred by a taxpayer in cleaning up a site, jobs tax credit in the amount of an additional \$1,000 to established job tax credit, property tax exemption with county concurrence, and fees in lieu of property taxes with a \$1 million threshold minimum.

1.c.ii. Use of Existing Infrastructure: Basic infrastructure is located in the target area; much of which has been updated in the past five years. The area currently has few sidewalks, but the City will pursue funding and partnership with the South Carolina Department of Transportation (SCDOT) to install sidewalks that facilitate a pedestrian-friendly environment. Fortunately, the target area has sufficient water and sewer utility infrastructure to support redevelopment plans. The City, through CDBG funding, has spent over \$500,000 in the past five years to rehabilitate sewer lines in the target area. Furthermore, the City is currently undertaking a water line replacement project that is replacing 75% of the city's water lines – this includes waterlines in the full target area.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: The City of Cayce's operating budget does not have funds available for the assessment and redevelopment planning of properties affected by the City's industrial past. In October 2015, Cayce and the Midlands region of South Carolina experienced a flood natural disaster, with floodwaters reaching 1,000 year levels. The two-day flood event was a declared Presidential Disaster and has taken years to recover. While some Federal Emergency Management Agency (FEMA) funding was allocated to assist with desperately needed repairs, the funds only covered a portion. This un-anticipated flood cost put the City in a long-term financial hardship. The City directed all non-allocated funds to flood repairs and associated public safety response. Furthermore, the City of Cayce has experienced multiple hurricane events over the past few years. Despite being inland, the City of Cayce feels effects of hurricanes via rain, wind and flooding. Funding is regularly diverted to cover operating costs for Public Safety response during these weather events, as well as Utility response to ensure clean water and sanitary systems are operating properly. Concurrently, the decline in consumer spending statewide has resulted in a decrease in sales tax collections, which has forced the state to cut aid to municipalities. The State of South Carolina cut its local government interfund transfers by 50%, which has caused a significant impact to the City's budget. Cayce's local economic conditions for consumer spending

are equally as bad. An analysis of Cayce's retail trade area in January 2016 (performed by The Retail Coach) determined that only one-third of potential consumer spending actually occurs in Cayce. Cayce's retail trade area consists of 53,375 people who spend \$820 million annually on goods and services. However, only \$292 million is actually spent in Cayce's retail trade area. Cayce has a \$528 million annual leakage of consumer spending. Furthermore, the City Treasurer's office reports stagnant revenue from property taxes, yet the demand for public services has increased. Considering all these factors, the City currently focuses on providing core government services and is unable to fund brownfield assessments.

2.a.ii. Threats to Sensitive Populations: The industrial facilities operated prior to current environmental regulations which discharged all types of waste into the environment. More recently operating industrial and commercial businesses may also have contributed to the problem. For example, assessment of the former drycleaners may determine the presence and extent of Tetrachloroethylene (PCE) contamination. PCE is classified as likely carcinogenic, and effects of inhalation exposure include irritation of the upper respiratory tract and eyes, kidney dysfunction, and neurological effects. PCE exposure may also cause adverse effects in the kidney, liver, immune system and hematologic system, and on development and reproduction. Metals associated with industrial use at the former Foundry on Fink Street may be causing harm to the women of child-bearing age in the census tract resulting in low-birth weight babies and/or neural defects. While health data is not present at the census tract or City level, it is certainly cause for concern to have elevated sensitive populations living adjacent to known brownfields. These are just two examples of the many chemical residue concerns that residents and city leaders have; there are many more concerns based on the variety of brownfield sites listed in section 1.a.iii. Unmitigated exposure pathways can put sensitive populations (such as children) at increased risk to adverse health concerns. City leaders are also concerned with the unsafe structures that have been left behind on the brownfield sites. Trespassers or children exploring vacant brownfield properties could be exposed to lingering contaminants in debris, building materials, and site soils. Direct contact with these constituents can result in significant public health effects. The brownfield sites also impact physical health through buildup of trash, attraction of rodents/other pests, and mental health through anxiety and stigma.

Nearly 3,000 Cayce residents of all ages live within the target area. While some long-term residents call the historic city center home, the vast majority of residents are short-term renters, college students and transients. The housing stock and commercial properties in the area are among the original buildings in the City, dating to the early 1900s. The area has seen little new construction of homes and no new commercial properties. Most properties have not received sufficient maintenance or upkeep. Cayce Code Enforcement Officers regularly write citations on properties in the area, primarily for failure to maintain their yard and structure. Property owners have no incentive to improve the buildings due to the significant number of brownfield sites in the area. With the dilapidated and decaying buildings, there are perceived negative effects on the target area. The dilapidated residential properties are typically rented to transient individuals. This in turn attracts unsavory individuals to the area who commit a variety of crimes. For example, the sole convenience store on State Street has experienced three armed robberies in the past two months. Cayce Public Safety reports that minor property crimes are higher in the target area than in other parts of the City. Cayce Public Safety frequently responds to drug-related crimes in the area as well. In December 2015, a Public Safety Officer was shot after a routine vehicle check found drugs and weapons. Public transportation is not available to residents and there are few

sidewalks within the target area. Just one convenience store is located in the area for residents to access food supplies. Public transportation is not available in the area.

2.b. Community Engagement

2.b.i Community Involvement:

Cayce residents have historically been actively involved in redevelopment planning. By including residents in the planning process, we are empowering the public to make decisions about their future. The City wants to ensure that equitable development takes place; this will be achieved by incorporating residents' wants and needs into the redevelopment plan. To formally engage the community and stakeholders, we will invite them to participate with a formal Brownfields Task Force to guide the project. Brownfields Task Force members will help guide all deliver information to other residents and the community at large. The Brownfields Task Force will be comprised of representatives from various community organizations, target-area business owners and residents, and other city leaders. Groups that will be pursued to participate include: Avenues Neighborhood Association; Woman's Club of Cayce; Cayce Beautification Foundation; Cayce Public Safety Foundation; the River Alliance; and the Cayce Artist Guild. This task force will meet on a quarterly basis, will be open to any community member who desires to attend regardless of whether he/she is an appointed member of the task force. The task force will have the following tasks: 1) guide the selection of sites for environmental assessment based on established priorities, 2) listen to community members for feedback/input, 3) promote the benefits of the project to property owners and developers, and 4) communicated project updates and success stories to the community.

Community Group	Description	Support for Project
Avenues Neighborhood Association	Neighborhood Association within the project's target area	Serve on Brownfields Task Force
Woman's Club of Cayce	Non-profit dedicated to philanthropy	Serve on Brownfields Task Force
Cayce Beautification Foundation	Non-profit dedicated to beautification efforts & fundraising	Serve on Brownfields Task Force & align fundraising for beautification
Cayce Public Safety Foundation	Non-profit dedicated to police and fire	Serve on Brownfields Task Force & align fundraising for safety
The River Alliance	Non-profit for Congaree River recreation	Serve on Brownfields Task Force

2.b.ii. Incorporating Community Input:

Our primary goal is to open the communication channels between the City, Brownfields Task Force and residents in the target area. By speaking directly to residents and meeting on-site in the target area, we will be able to not only disseminate project information and educate citizens on brownfields, environmental issues, and smart reuse of properties, but more importantly we will be able to solicit input, invite their participation, and garner the public support. Outreach and promotional materials in a variety of formats will be utilized and distributed. The community engagement strategy will be guided by a community involvement plan that will be made public. The Project Director will serve as the primary point of contact for all inquiries regarding the project and for communicating progress. The City will strive to reach all of the different social, economic, and age groups within the City by using a variety of communication methods. To communicate progress, the City will utilize traditional formats of updates at public City Council meetings, news releases, hard copy information sheets available at businesses and houses of worship, public information meetings and updates to the City's website and social media pages. The City will

collect resident contact information from community meetings to develop email and mailing lists, and contact residents via their form of preferred communications. While we believe these outreach methods should accomplish our goal of communicating progress, we are open to making modifications as necessary to fully engage the community and residents of the target area. English is the predominant language in Cayce but translators will assist with providing information.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Descriptions of Tasks and Activities

The City of Cayce intends to address the major sources of blight in the target area, the historic city center, by performing environmental assessments on brownfield sites and developing a plan to revitalize these sites. As part of this initiative the City will conduct Phase I and Phase II Environmental Site Assessments (ESAs) on key brownfield sites and others that are identified and determined as priorities through a community-led inventory and planning process. Cleanup and redevelopment planning will be conducted for sites requiring cleanup activities. The City will manage the grant using an in-kind contribution of existing personnel to ensure that as much of the grant funding as possible will be dedicated to the initiative's three primary tasks: 1) Community Outreach, 2) Site Assessment, and 3) Cleanup and Redevelopment Planning.

Task 1 - Community Outreach: Cayce has active residents and an engaged Mayor and City Council. All Cayce residents have a vested interest in the successful redevelopment of brownfield properties in the historic city center, not just residents who live in the target area. Residents came out in full force during the 2009 planning charrette to voice their encouragement for redevelopment, and the City is committed to engaging them again during this brownfields project. Within the City are several active community organizations, from which we can form a strong project task force. When developing the Brownfields Task Force, the City will draw upon representatives from these groups for participation. The Brownfields Task Force will meet quarterly, at minimum, to identify and set priorities for the brownfield sites and help formulate redevelopment plans at selected sites. In addition, regular community engagement meetings will be held to gather input and share project progress updates. The project will also be discussed at City Council meetings, which are open to the public. City staff and/or members of the Project Team will be available to attend other community meetings upon request to maximize engagement and information sharing. The City will make outreach materials available in a variety of mediums for dissemination. In addition to sharing project information via traditional printed information sheets and brochures, the City will utilize social media, a project web page and other electronic methods identified as helpful.

\$22,500 (\$15,000 from hazardous and \$7,500 from petroleum grants) is requested to complete Task 1. Of this, \$6,000 is budgeted for travel (\$4,000 hazardous/\$2,000 petroleum) for City staff to attend relevant conferences and training offered throughout the life of the grant. This may include the National EPA Brownfields conference, the regional grantees workshop, and other relevant training such as workshops focusing on sustainability and/or green building. \$1,500 has been allocated for supplies (\$1,000 hazardous/\$500 petroleum) for the purchase of items needed to successfully go into the community and clearly present project information, such as posters, brochures, and other presentation materials. \$15,000 is budgeted for contractual expenses (\$10,000 hazardous/\$5,000 petroleum). It is anticipated that expenses will cover the costs of providing updates on the project website and articles for the newspaper or newsletters; design and

printing charges associated with various marketing materials (brochures, factsheets, etc.) used during the grant; and labor charges for an experienced consultant to prepare a community involvement plan and facilitate at least six public meetings and meet with residents, property owners, and prospective purchasers to discuss the benefits of participating in the grant.

In addition to the funds requested above, the City's anticipated leveraged contribution of in-kind resources of labor is estimated to be \$35,000. This includes utilizing current staff; facilities to facilitate public meetings; provide oversight and direction to consultants; and administer the grant, including performance and financial reporting. These costs are not listed in the budget table. Expected minimum outputs for this task include attendance by City personnel at educational workshops and meetings (2); community involvement plan (1), project webpage (1 with at least 4 updates), social media postings (4), brochure (1), information sheets (2), articles for publication (3), brownfields task force meetings (4), public meetings (2), and meetings with property owners (2). All outputs will be tracked by the Project Director.

Task 2 – Site Assessments: Clarifying the environmental issues is the key to further redevelopment efforts within the targeted areas. The Project Team will conduct ESAs on the sites inventoried and prioritized based on the criteria in 1.a.iii. The assessments on these sites will provide the much-needed quantification of environmental concerns to move redevelopment forward and remove the obstacles for continued growth and infill of these properties. Phase I ESAs conducted under this project will be performed by qualified contractors and in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will be conducted by qualified contractors in accordance with ASTM E1903-11. Approximately six Phase I ESAs costing \$2,500 each will be conducted using hazardous grant funds (total = \$15,000), while approximately four Phase I ESAs will be completed utilizing petroleum grant funds (total = \$10,000). We anticipate completing approximately two hazardous funded Phase II ESAs at a cost of approximately \$50,000 to \$75,000 per assessment (approx. total = \$125,000), and two Phase II ESAs on petroleum sites with an average cost of approximately \$20,000 to \$50,000 (approx. total = \$69,000). Approximately three asbestos-containing Material and Lead-based Paint Surveys will be completed for \$5,000 under the hazardous substance funding (total \$15,000). Cost estimates are based upon the typical costs incurred for assessments as researched by consultants specializing in brownfield projects. The estimates for Phase II ESAs include the costs for consultants to prepare a generic and site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) prior to initiating field work. Endangered Species Surveys and Cultural/Historical Resource Surveys will also be completed for those properties that require them. Therefore, a total of \$155,000 is budgeted for contractual expenses under the hazardous substance funding and \$79,000 is budgeted for contractual under the petroleum funding. Expected outputs for this task include Phase I ESAs (10), Phase II ESAs (4), Asbestos surveys (3), QAPPs (4) and Health & HSPs (4) and Endangered Species Surveys and Cultural/Historical Resource Surveys as needed. Outputs will be tracked by the Project Director.

Task 3 - Cleanup and Redevelopment Planning: Subsequent to assessment activities, remediation and cleanup plans will be developed for high priority sites. These activities will include the development of an Analysis of Brownfield Cleanup Alternatives (ABCA), which will identify potentially applicable remediation alternatives and estimate the nature, extent, duration, and cost of implementing site remediation activities. Data from Phase II ESAs in conjunction with any other data from environmental assessments available for the property will be used as the basis for

evaluating potential remediation alternatives for a brownfield site. We anticipate developing two ABCAs and cleanup redevelopment plans for hazardous-funded properties at a cost of approximately \$7,500 per document (\$15,000 total), and two ACM abatement designs at a cost of \$3,500 per document (\$7,000 total). For the petroleum-funded work, two ABCAs and cleanup redevelopment plans are expected at a cost of \$4,500 per document (\$9,000 total). Again, cost estimates are based upon the typical costs incurred for assessments as researched by consultants specializing in brownfield projects. Sites selected for redevelopment will be based on reuse alternatives identified through community outreach activities. The Project Team will compare the potential land uses with the environmental impacts associated with the properties and the steps required to redevelop the property. The level of remedial action can then determine how to best meet the needs of the community. In order for consultants to assist the City with facilitating meetings with the community and stakeholders, \$8,000 of hazardous substance grant funds and \$4,500 of petroleum grant funds are budgeted for this assistance. Expected outputs for this task include ABCAs (4), ACM designs (2), and community meetings (6). Outputs will be tracked by the Project Director.

3.b Cost Estimates and Outputs

Budget Categories	Project Tasks: Hazardous				Project Tasks: Petroleum			
	Task 1: Outreach	Task 2: Site Assess	Task 3: Planning	Total (Haz)	Task 1: Outreach	Task 2: Site Assess	Task 3: Planning	Total (Petrol)
Travel	\$4,000			\$4,000	\$2,000			\$2,000
Supplies	\$1,000			\$1,000	\$500			\$500
Contract	\$10,000	\$155,000	\$30,000	\$195,000	\$5,000	\$79,000	\$13,500	\$97,500
Total	\$15,000	\$155,000	\$30,000	\$200,000	\$7,500	\$79,000	\$13,500	\$100,000

3.c. Measuring Environmental Results

The Project Director will track, measure and evaluate all aspects of the project. Project goals and objectives will be established and communicated to all partners from the outset. Expectations of outputs will be provided to all Project Team members. The Project Director will liaise with all contractors, Project Team and Brownfields Task Force members to obtain the data. An internal monthly reporting system will be established for collecting updates on outcomes and outputs. Evaluation will be an on-going process throughout the project, and the Project Director will obtain feedback through formal and informal channels including personal interviews and surveys of project partners. Should it be determined that the project is falling short of expectations or progress evaluations are not favorable, the Project Team will convene a meeting to review the progress and re-align for success. Corrections will be addressed in the areas falling short of project expectations.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure: The City of Cayce operates a lean organizational structure, but will utilize existing staff to implement and monitor the brownfields grant project. The City will appoint the Assistant to the City Manager, Rachelle Moody, as the Project Director. In this role, she will manage the full grant project and project team. Ms. Moody is an experienced public sector manager with over 12 years of experience managing grant projects for local government and nonprofit agencies. She holds a Master of Public Administration from Wichita State University. Ms. Moody

will be supported by the City Manager Tracy Hegler who has over 15 years managing planning and development projects and over 6 year managing local government organizations and holds a Master's Degree in Planning from Florida State University. The City Treasurer, Garry Huddle, a 20+ year City employee with a Bachelor's Degree from Clemson University, will also be highly involved in grant administration for timely drawdowns, reporting and financial management.

4.a.ii. Acquiring Additional Resources: To implement the brownfields project, Cayce will move to quickly hire a qualified environmental consultant with experience on EPA brownfields projects to accomplish the technical aspects. The City has limited in-house capacity to manage the technical aspects of the brownfield project and will therefore hire experienced environmental consultants to manage the technical aspects of the project (i.e. ESAs). The City will follow the procedures detailed in the code of federal regulations for the procurement process, and we plan to have the consultant hired prior to the October 1 start date. The City has systems in place to replace key staff, if needed, and to procure additional consulting/contractor services. The City will establish a multi-departmental Project Team (consisting of existing city employees such as the City Manager, Planning and Development Director, Parks Manager, Utilities Manager, City Engineer and other managers as appropriate) to guide project implementation and also form a Brownfields Task Force comprised of residents to facilitate community engagement and resident feedback.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements.

4.b.ii(1) Purpose and Accomplishments: The City of Cayce has not received an EPA Brownfields grant but regularly receives other federal and non-federal grants. Many of these grants were multi-phased and highly competitive. The following is a sample list of grant awards recently received:

Granting Agency	Grant Award	Purpose of Grant & Accomplishments
U.S. Department of Justice	\$352,880	Hire three new community-oriented police officers and implement a new community outreach police team
Lexington County, SC (CDBG)	\$270,331	Sewer line rehab for portion of The Avenues neighborhood, a designated low income area
South Carolina Department of Transportation	\$225,395	Installation of new sidewalk in Riverland Park neighborhood, a designated low income area
Federal Emergency Management Agency	\$803,000	Repair work on river bank of Congaree River and replace riverwalk infrastructure from flood damage
South Carolina Department of Public Safety	\$346,228	Hiring of three public safety officers to provide increased traffic safety and DUI patrols

4.b.ii(2) Compliance with Grant Requirements: The City has complied with or is in compliance with work plans and terms and conditions associated with all federal and non-federal grant projects. The grants listed in 4.b.ii(1) are all current and the Assistant to the City Manager monitors and tracks results. The City keeps an open line of communication with all granting agencies for formal reporting and evaluations. No corrective actions have been required.

THRESHOLD CRITERIA: COMMUNITY WIDE PROPOSALS

1. Applicant Eligibility

The City of Cayce, South Carolina, is defined by EPA and 40 CFR Part 31 as a general-purpose unit of local government. The City of Cayce is registered in the Central Contractor Registration system and has been assigned a Data Universal Numbering System (DUNS) of 094993565.

2. Community Involvement

Cayce is unique in that it is a small sprawling town with no central 'downtown' area – yet it has very active residents. Cayce residents have a vested interest in the successful redevelopment of brownfield properties located within the historic city center area. The City will work with these residents and the multiple active community organizations to identify and set priorities for the brownfield sites and also help formulate of redevelopment plans at selected sites. Regular community meetings will be held to gather input, and the project will be discussed at the City's regular Council meetings, which are open to the public. Other community outreach already planned for community development will provide an excellent opportunity to inform and educate the community about brownfields and to secure community recommendations for grant implementation. The City will prepare outreach materials and distribute them to local stakeholder groups, such as information sheets, a project brochure, and a website page will be created to provide up to date information about the brownfields program.

3. Regarding Active Assessment Grants

The City of Cayce does not have an active Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

SC

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Cayce

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0949935650000

d. Address:

* Street1:

1800 12th Street

Street2:

* City:

Cayce

County/Parish:

Lexington

* State:

SC: South Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

29033-3719

e. Organizational Unit:

Department Name:

City of Cayce

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms .

* First Name:

Rachelle

Middle Name:

* Last Name:

Moody

Suffix:

Title:

Organizational Affiliation:

City of Cayce

* Telephone Number:

8035509506

Fax Number:

* Email:

rmoody@caycesc.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Cayce Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: